

MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN ROBERT W. LEVY, VICE CHAIRMAN DAVID G. SHEFFIELD LENORE R. MAHONEY EXECUTIVE SECRETARY TELEPHONE (781) 431-1019 EXT. 2208 WALTER B. ADAMS DEREK B. REDGATE PETER COVO

Application for Site Plan Approval under Section 14J of the Zoning Bylaw Smart Growth Overlay Districts

Zoning Board of Appeals	D	ate:
Wellesley Town Hall		
Wellesley, MA 02482	ZI	BA Number:
Pursuant to the provisions of Section	14J, subparagraph E, the unders	igned hereby requests Site Plan
Approval for the construction of		
Located at		
Within a		District (s).
OWNER OF RECORD:		
ADDRESS:		
TELEPHONE NUMBER:		
PETITIONER:(If not Owner, relation	nship to owner)	
ADDRESS:		
TELEPHONE NUMBER:		
PROJECT CONTACT PERSON:		
ADDRESS:		
TELEPHONE NUMBER:	FAX NUMBER:	
EMAIL ADDRESS:		

A check, payable to the Town of Wellesley in the amount of \$2,025 (application & mailing & publication fees) for Site Plan Approval without PSI is submitted:

TEN FULL SIZED COPIES OF EACH PLAN, SEVEN 11INCH BY 17 INCH COPIES OF EACH PLAN.

THE FOLLOWING PLANS ARE SUBMITTED:

1.	Existing Site Features Plan	Plan #	_(Title Block Number)
2.	Site Development Plan	Plan #	_
3.	Plot Plan	Plan #	_
4.	Grading & Drainage Plan	Plan #	_
5.	Utilities Site Plan	Plan #	_
6.	Landscaping/Parking Plan	Plan #	_
7.	Architectural Plans	Plan #	through
8.	Subsurface Conditions Plan	Plan #	_
9.	Utilities Detail Plans	Plan #	_ through
	a. Structure Details	Plan #	_
	b. Plumbing Details	Plan #	_
	c Electric Details	Plan #	

TOWN OF WELLESLEY

ZONING BOARD OF APPEALS

SITE PLAN APPROVAL REVIEW PLANS AND SUBMITTAL CHECKLIST

Plans and submittals for site plan approval review are submitted to the Department of Public Works for its review on behalf of the Zoning Board of Appeals shall contain the items listed in this checklist. Electric plans will be reviewed by representatives of the Wellesley Municipal Light Plant.

<u>PLAN</u>	<u>S</u>	<u>CHECK</u>
1. EXIS	TING SITE FEATURES PLAN	
a)	Location, type, size or dimension of existing trees and rock masses	
b)	Surface drainage and topography with one foot contours	
c)	Property lines, zoning districts, adjacent roadways, historical or archeological features	
d)	Rights of way and easements (temporary and permanent)	
e)	Wetlands and floodplains	
f)	Adjacent public, footpaths, trails and other natural or man-made features such as walls and fences	
g)	Plan to be Scale $1'' = 40'$ or larger	
h)	Plan must be stamped, dated and signed by a Registered Land Surveyor in the Commonwealth of Massachusetts	
2. SITE	PLAN DEVELOPMENT	
a)	Building locations, finish floor elevations at basement and first floor	
b)	Grading detail for entire site with existing and proposed contours	
c)	Existing and proposed curb cuts, design as per Town Policy by Board of Selectmen dated 5/15/73	
d)	Property lines and easement lines	
e)	All elevations on the Town of Wellesley datum base	
f)	North directional arrows shall be provided and point due north	
g)	Plan must be stamped, dated and signed by a Registered Architect, Registered Land Surveyor or Professional Engineer in the Commonwealth of Massachusetts	
3. PLO	ΓPLAN	
a)	Existing buildings and structures	
b)	Proposed structure(s) including all dimensions and distances from front, rear and side property lines	
c)	Area of lot or lots included in the project	
d)	Zoning district lines and portion of lot in different zoning district (if applicable)	
e)	Names of all abutters as they appear on the most recent tax list	
f)	The location of all permanent survey monuments	
g)	Not less than 3 permanent benchmarks, preferably triangulated, shall be shown	
h)	Plan must be stamped, dated and signed by a Registered Land Surveyor in the Commonwealth of Massachusetts	

4. GRADING AND DRAINAGE PLAN Existing and proposed contours in one foot intervals of elevation a) b) Location of existing and proposed storm drainage structures Profile showing proposed utilities in relation to the ground surface c) Erosion control measures such as haybales and siltation fencing d) Plan must be stamped, dated and signed by a Registered Professional Engineer e) in the Commonwealth of Massachusetts 5. UTILITIES SITE PLAN Building location and elevations a) Existing utilities on project site and in abutting street b) Location, depth, size, (slope where applicable) and material of: c) • Water service and hydrants • Gas service • Sanitary sewer connection (pipe to be SRD-35 PVC, green) • Storm drain installations • Electric service Fire alarm connection • Telephone service Number utility structures such as manholes and catch basins for identification d) purposes Detail specifications for installation of all utilities including street pavement e) restoration as per current DPW standards Flow direction arrows on drain and sewer lines f) Plan must be stamped, dated and signed by a Registered Professional Engineer g) in the Commonwealth of Massachusetts 6. LANDSCAPING/PARKING PLAN Proposed landscaping of property

α)	1 toposed landscaping of property		
b)	Size, type and location of proposed plant materials with botanical names		
c)	Consider the impact for plantings at their maturity size as relates to sight	·	
	distances		
d)	Landscaping plan shall be coordinated with the grading plan	·	
e)	Tree planting and shrub planting details	·	
f)	Hardscape details such as walkways and patios		
g)	See attached listing of undesirable plants as prepared by the Town		

Horticulturalist Plan must be stamped, dated and signed by a Registered Landscape Architect in h)

- the Commonwealth of Massachusetts No bushes or trees of any kind shall be planted within 10 feet in any direction of i)
- a Fire Department connection or a Master Fire Alarm box. Connections include hydrants, standpipes and sprinkler feeds on the outside of buildings.
- Parking lot plans shall include dimensions of parking spaces, maneuvering <u>i</u>) aisles, islands, turning radii, percentage of landscaped open space, percentage of interior landscaping, appropriate number of handicapped parking spaces, and directional flow arrows. All parking spaces shall be numbered

Proposed floor plans (each floor or phase of a project, as applicable) a) b) Elevations of all sides of all buildings Sections identifying type and exterior finish of proposed buildings c) Plan must be stamped, dated and signed by a Registered Architect in the d) Commonwealth of Massachusetts Label all residential uses with clearly identifiable unit numbers (restricted and e) market/unrestricted units, where applicable) 8. SUBSURFACE CONDITIONS PLAN a) Boring location with boring numbers Boring logs b) Ledge encountered and depth c) Water encountered and depth d) Percolation test info (if applicable) e) 9. UTILITIES DETAIL PLAN Structure details a) • Sanitary sewer manholes • Drain manholes, detention structures, etc. • Catchbasins (gas and oil separators required at parking lots) • Outside grease trap if restaurant is proposed Plumbing details b) Water service size and entrance location • Water meter size, location and piping detail • Size and location of water service backflow protection devices (if applicable) • Sanitary sewer size and entrance location with elevations Size and location of sanitary sewer check valves (if applicable) • Oil/water separators and MDC gas traps (if applicable) Pumping equipment (if applicable) **Electrical Details** c) • Location service entrance Size of Service • Meter location and switchgear arrangement Provision for future expansion

Transformer size and facilities for pad or vault room

Data including load requirements

7. ARCHITECTURAL PLANS

GENERAL PLAN COMMENTS

a)	All plans must be stamped, signed and dated by a Registered Professional Engineer, or Architect in the Commonwealth of Massachusetts responsible for	
	the particular plan's contents	
b)	Title Blocks shall provide the name of project, job site location, architects and	
<i>a</i>)	engineer responsible for plan contents, date and plan scale All plans must be numbered and titled	
c) d)	All dates of revisions shall be included	
e)	Provide retaining wall design details	
f)	Provide locus plan drawn at a scale of $1'' = 500'$ showing the relation of the	
-/	project to adjoining properties within a radius of ½ mile	
g)	The cover sheet shall provide the names, mailing addresses and phone numbers	
	of the land owner, building owner, architects and engineers and project contact	
	person, and Table of Contents	
h)	Location of all mechanical systems must be shown	
SUBMIT	TAIC	
SUDMIT	TALS	
a)	Drain calculations showing capacities of the existing and proposed drain	
,	systems	
b)	Runoff calculations for the 10, 25 and 100 year storm event for storm drains,	
	leaching basins or holding areas	
c)	Post development rate of peak runoff less than pre-development rate of peak	
1\	runoff	
d)	Information showing that the DEP Stormwater Management Standards will be met	
e)	Operation and maintenance plan for drainage system	-
f)	Evaluation of existing municipal systems capacities	
g)	Quantification and documentation of infiltration/inflow reduction measures	
h)	Quantification and documentation of water conservation measures	
i)	Written statement from a Registered Professional Engineer in the	
	Commonwealth of Massachusetts regarding the adequacy of the water flow for	
	the fire protection system	
j)	Construction area to be fenced	
k)	Traffic Management Plan during construction period	
1)	Area of construction worker and equipment parking	
m)	Materials staging area Evidence that the Development Project complies with the cost and eligibility	
n)	requirements of Section 14J.K	
o)	A form of Affordable Housing Restriction that satisfies the requirements of	
0)	Section 14J.K	
p)	Reports that demonstrate compliance with the design and construction standards	
1,	of Section 14J.K	
q)	Details about construction related to the provision of units that are accessible to	
	the disabled and appropriate for diverse populations, including households with	
	children, individuals with disability, and the elderly.	
r)	An Excel format spreadsheet that lists and identifies all of the residential units	
	and each unit's basic characteristics, including number of bedrooms, number of bathrooms, size, its status as restricted/unrestricted, as well as other	
	distinguishing features such as accessibility, den or loft areas, and balconies.	
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UNDESIRABLE PLANTS FOR LANDSCAPE DESIGNS SUBMITTED WITHIN THE TOWN OF WELLESLEY

TREES:

* Phelodendron amurense

Populus alba
Pyrus c. 'Bradford'
Pyrus c. 'New Bradford'
* Robinia pseudoacacia

Tsuga canadensis

SHRUBS:

* Alnus glutinosa

* Berberis thunbergii

* Berberis vulgaris

* Elaeagnus umbellata

* Euonymus alatus

* Frangula alnus

* Ligustrum obtusifolium Ligustrum sinese Ligustrum vulgare

* Lonicera maackii
* Lonicera morrowii
* Lonicera tatarica
* Lonivera x bella

* Rhamnus cathartica

* Rosa multiflora

VINES:

* Ampelopsis brevipedunculata

* Celastrus orbiculatus
* Cynanchum spp.
* Humulus japonicas
* Lonicera japonica

* Polygonum perfoliatum Wisteria sinensis

ORNAMENTALS:

* Aegopodium podagraria

* Alliaria petiolate
* Iris pseudacorus
* Lythrum salicaria
* Microstegium vimineum

* Phalaris arundinaceae* Pragmites australis* Polygonum cuspidatum

Utgica dioica

AQUATICS:

* Hydrilla verticillata * Myriophyllum spp.

* Trapa natans

* Indicates species listed A Guide to Invasive Plants in MA

Norway Maple
Sycamore Maple
Silver Maple
Tree-of-Heaven
Russian-olive
White Mulberry
Amur Cork-tree
White Poplar
Bradford Pear
New Bradford Pear
Black Locust
Eastern Hemlock

Common Alder
Japanese Barberry
Common Barberry
Autumn-olive
Burning Bush
Glossy Buckthorn
Border Privet
Chinese Privet
Common Privet
Amur Honeysuckle
Morrow Honeysuckle
Tatarian Honeysuckle
Bell's Honeysuckle
Common Buckthorn
Multiflora Rose

Chinese Bittersweet Swallow-worts Japanese Hops Japanese Honeysuckle Mile-a-minute Vine Chinese Wisteria

Porcelain Ampelopsis

Goutweed Garlic-mustard Yellow Flag Iris Purple Loosestrife Japanese Stilt-grass Ribbon Grass Common Reed Japanese Knotweed Stinging Nettle

Hydrilla Water Milfoils Water-Chestnut